

085.0

0001

0004.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

804,200 / 804,200

USE VALUE:

804,200 / 804,200

ASSESSED:

804,200 / 804,200


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
134		WESTMINSTER AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: MADRID JOHN R & NANCY L Y/ TRS	
Owner 2: MADRID FAMILY TRUST	
Owner 3:	

Street 1: 134 WESTMINSTER AVE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: MADRID JOHN R & NANCY L Y -

Owner 2: -

Street 1: 134 WESTMINSTER AVENUE

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains .115 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1927, having primarily Wood Shingle Exterior and 1754 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	9	Varied
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5000		Sq. Ft.	Site		0	70.	1.14	6									399,000						399,000	

IN PROCESS APPRAISAL SUMMARY							Legal Description				User Acct	
101							53284				GIS Ref	
5000.000							GIS Ref				GIS Ref	
404,300							Entered Lot Size				Insp Date	
900							11/24/08				16899!	
399,000							Total Card				Prior Id # 1: 53284	
804,200							Prior Id # 2:				Prior Id # 3:	
							Prior Id # 1:				Prior Id # 2:	
							Prior Id # 3:				Prior Id # 1:	
							Prior Id # 2:				Prior Id # 3:	
							Prior Id # 1:				ASR Map:	
							Fact Dist:				Reval Dist:	
							Year:				LandReason:	
							BldReason:				CivilDistrict:	
							Ratio:					

PREVIOUS ASSESSMENT							Parcel ID			
0.115							085.0-0001-0004.0			

TAX DISTRICT							PAT ACCT.			
Tax Yr							6899			

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	404,300	900	5,000.	399,000	804,200		Year end	12/23/2021
2021	101	FV	392,700	900	5,000.	399,000	792,600		Year End Roll	12/10/2020
2020	101	FV	392,700	900	5,000.	399,000	792,600		Year End Roll	12/18/2019
2019	101	FV	299,800	900	5,000.	393,300	694,000	694,000	Year End Roll	1/3/2019
2018	101	FV	299,800	900	5,000.	302,100	602,800	602,800	Year End Roll	12/20/2017
2017	101	FV	299,800	900	5,000.	285,000	585,700	585,700	Year End Roll	1/3/2017
2016	101	FV	299,800	900	5,000.	262,200	562,900	562,900	Year End	1/4/2016
2015	101	FV	292,900	900	5,000.	245,100	538,900	538,900	Year End Roll	12/11/2014

SALES INFORMATION							ACTIVITY INFORMATION			
Grantor							Date			

MADRID JOHN R &	72190-588	1	2/1/2019	Convenience			Result		By	Name
	18615-142		10/1/1987				1	No	No	Y

BUILDING PERMITS							ACTIVITY INFORMATION			
11/14/2018 1705 Insulate 3,311 C							11/24/2008 Meas/Inspect 336 PATRIOT			

3/8/2001 445 Alterati 45,000 C							2/9/2000 Inspected 276 PATRIOT			
3/9/2000 127 Alterati 10,000							1/13/2000 Mailer Sent			

5/15/1997 257 10,000							1/13/2000 Measured 264 PATRIOT			
							7/30/1993 KT			

Sign: VERIFICATION OF VISIT NOT DATA						
/ / /						

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH							
Type: 6	- Colonial			Full Bath: 1	Rating: Good	SINK IN BMT.													
Sty Ht: 2A	- 2 Sty +Attic			A Bath: 1	Rating:														
(Liv) Units: 1	Total: 1			3/4 Bath: 1	Rating: Good														
Foundation: 2	- Conc. Block			A 3QBth:	Rating:														
Frame: 1	- Wood			1/2 Bath: 1	Rating: Good														
Prime Wall: 1	- Wood Shingle			A HBth:	Rating:														
Sec Wall:		%		OthrFix: 1	Rating: Fair														
Roof Struct: 2	- Hip			OTHER FEATURES															
Roof Cover: 1	- Asphalt Shgl			Kits: 1	Rating: Good	1st Res Grid Desc: Line 1 # Units 1													
Color: BROWN				A Kits: 1	Rating:														
View / Desir:				Frl: 1	Rating: Average														
GENERAL INFORMATION				WSFlue: 1	Rating:														
Grade: C+ - Average (+)				CONDOS INFORMATION															
Year Blt: 1927	Eff Yr Blt:			Location:															
Alt LUC:				Total Units:															
Jurisdct: G4				Floor:															
Const Mod:				% Own:															
Lump Sum Adj:				Name:															
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN							
Avg Ht/FL: STD				Phys Cond: GD - Good	18. %	Exterior:				No Unit RMS BRS FL									
Prim Int Wal 2	- Plaster			Functional:	%	Interior:				1 6 2 M									
Sec Int Wall:			%	Economic:	%	Additions:													
Partition: T	- Typical			Special:	%	Kitchen:													
Prim Floors: 3	- Hardwood			Override:	%	Baths:													
Sec Floors:			%	Total: 18.6 %		Plumbing:													
Bsmnt Flr: 12	- Concrete			CALC SUMMARY				Electric:											
Subfloor:				Basic \$ / SQ: 130.00				Heating:											
Bsmnt Gar: 1				Size Adj.: 1.31539917				General:											
Electric: 3	- Typical			Const Adj.: 0.99980003				Totals											
Insulation: 2	- Typical			Adj \$ / SQ: 170.968															
Int vs Ext: S				Other Features: 104800															
Heat Fuel: 1	- Oil			Grade Factor: 1.10															
Heat Type: 3	- Forced H/W			NBHD Inf: 1.00000000															
# Heat Sys: 1				NBHD Mod:															
% Heated: 100			% AC:	LUC Factor: 1.00															
Solar HW: NO	Central Vac: NO			Adj Total: 496687				WtAv\$/SQ: AvRate: Ind.Val											
% Com Wal			% Sprinkled	Depreciation: 92384				Juris. Factor: 1.00 Before Depr: 188.06											
				Depreciated Total: 404303				Special Features: 0 Val/Su Net: 142.26											
								Final Total: 404300 Val/Su SzAd 256.21											
MOBILE HOME				Make:	Model:		Serial #:		Year:		Color:								
SPEC FEATURES/YARD ITEMS																			
PARCEL ID 085.0-0001-0004.0																			
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
19	Patio	D	Y	1	14X20	A	AV	2000	3.59	T	15.2	101			900		900		
More: N				Total Yard Items:				900				Total Special Features:							